

ENTERPRISE - CONSOLIDATED BALANCE SHEET

Item	Code	Notes	Ending balance (June 30, 2025)	Beginning balance (January 01, 2025)
ASSETS				
A- CURRENT ASSETS	100		206.627.996.818	174.592.785.452
I. Cash and cash equivalents	110	5	10.851.830.500	49.920.474.727
1. Cash	111		10.019.848.707	6.077.376.630
2. Cash equivalents	112		831.981.793	43.843.098.097
II. Short-term financial investments	120		13.004.861.395	12.963.405.066
1. Held-to-maturity investments	123	14a	13.004.861.395	12.963.405.066
III. Short-term Receivables	130		19.641.060.097	38.903.798.103
1. Account receivable from customers	131	6	19.293.418.360	39.345.737.569
2. Advances to suppliers	132	7	512.408.311	188.051.609
3. Short-term Loan Receivables	135		-	-
4. Other short-term receivables	136	8	1.063.528.859	459.582.392
5. Provision for doubtful short-term receivables	137	9	(1.228.295.433)	(1.089.573.467)
6. Assets awaiting resolution	139		-	-
IV. Inventories	140		162.263.749.025	69.634.797.547
1. Inventories	141	10	165.898.002.164	72.889.485.159
2. Provision for Inventory Devaluation	149		(3.634.253.139)	(3.254.687.612)
V. Other current assets	150		866.495.801	3.170.310.009
1. Short-term prepaid expenses	151	11a	505.156.725	1.054.239.192
2. Value added tax deductibles	152		-	-
3. Statutory obligations	153	17	361.339.076	2.116.070.817
B. LONG-TERM ASSETS (200=210+220+240+250+260)	200		39.654.736.058	39.939.018.626
I. Long-term Receivables	210		19.318.596	19.318.596
1. Long-term loan receivables	215		-	-
2. Long-term other receivables	216		19.318.596	19.318.596
II. Fixed assets	220	12	29.483.226.533	28.364.735.902
1. Tangible fixed assets	221	12a	28.312.576.210	28.364.735.902
- Cost	222		76.255.934.567	74.820.116.749
- Accumulated depreciation	223		(47.943.358.357)	(46.455.380.847)
2. Fixed assets under finance lease	224		-	-
3. Intangible fixed assets	227	12b	1.170.650.323	-
- Cost	228		2.070.300.000	696.540.000
- Accumulated depreciation	229		(899.649.677)	(696.540.000)
III. Investment properties	230		-	-
IV. Long-term work in progress	240		700.000.000	1.799.008.000
1. Long-term construction in progress	242	13	700.000.000	1.799.008.000
V. Long-term financial investments	250		490.000.000	490.000.000
1. Equity Investments in Other Entities	253	14b	490.000.000	490.000.000
VI. Other long-term assets	260		8.962.190.929	9.265.956.128
1. Long-term prepaid expenses	261	11b	8.962.190.929	9.265.956.128
2. Deferred income tax assets	262		-	-
TOTAL ASSETS	270		246.282.732.876	214.531.804.078

Item	Code	Notes	Ending balance (June 30, 2025)	Beginning balance (January 01, 2025)
RESOURCES				
C. LIABILITIES	300		110.558.540.399	75.924.527.356
I. Current liabilities	310		110.558.540.399	75.924.527.356
1. Short-term Trade payables	311	15	92.338.725.136	30.804.214.949
2. Short-term Advances from customers	312	16	5.215.371.019	493.987.738
3. Taxes and amounts payables to the State budget	313	17	205.845.296	2.229.880.851
4. Payable to employees	314		6.288.248.474	22.516.767.446
5. Short-term Accruals	315	18	162.634.123	914.000.590
6. Payables to related parties	316		-	-
7. Payables for construction contract progress	317		-	-
8. Short-term unearned revenue	318		671.578.000	1.759.517.500
9. Other Short-term payables	319	19	778.478.280	1.092.428.211
10. Short-term loan and payable for finance leasing	320	20	-	-
11. Short-term provision	321		-	-
12. Bonus and welfare fund	322		4.897.660.071	16.113.730.071
II. Non-current liabilities	330		-	-
1. Long-term payables to sellers	331			
D. EQUITY	400		135.724.192.477	138.607.276.722
I. Owners' equity	410	21	135.724.192.477	138.607.276.722
1. Owner's Contributed Capital	411	21	56.655.300.000	56.655.300.000
- Ordinary shares with voting rights	411a		56.655.300.000	56.655.300.000
- Preference shares	411b		-	-
2. Share premium	412	21	13.761.696.224	13.761.696.224
3. Bond modification options	413		-	-
4. Other equity	414	21	6.538.767.315	6.538.767.315
5. Investment and development fund	418	21	50.417.965.656	50.417.965.656
6. Undistributed profit after tax	421	21	5.540.481.877	8.318.142.000
- Undistributed profit accumulated to the prior year end	421a		386.400.000	386.400.000
- Undistributed profit of the current year	421b		5.154.081.877	7.931.742.000
7. Construction investment fund	422		-	-
8. Non-controlling interest	429		2.809.981.405	2.915.405.527
II. Other funds and capital	430			
TOTAL RESOURCES	440		246.282.732.876	214.531.804.078

Ho Chi Minh City, July 17, 2025

Preparer

Vo Thi Thanh Tuyen

In charge of Accountant

Vo Thi Ngoc Hoanh

General Director



Nguyễn Cong Dung

ENTERPRISE - CONSOLIDATED INCOME STATEMENT - QUARTER 2/2025

Item	Item Code	Notes	Q2/2025	Q2/2024	Year-to-date figures to end of this quarter (Current Year)	Year-to-date figures to end of this quarter (Previous Year)
1. Revenue from sales and service provision	01	23	66.850.981.159	75.627.454.646	141.634.346.122	127.842.500.203
2. Revenue deductions	02	24	3.578.391	2.850.667	3.578.391	89.590.475
3. Net revenue from sales and service provision (10 = 01-02)	10		66.847.402.768	75.624.603.979	141.630.767.731	127.752.909.728
4. Costs of goods sold	11	25	53.822.543.198	63.181.689.792	107.460.014.329	102.025.153.516
5. Gross profit from sales and service provision (20=10-11)	20		13.024.859.570	12.442.914.187	34.170.753.402	25.727.756.212
6. Financial income	21	26	563.049.296	316.947.214	782.275.147	460.605.045
7. Financial expenses	22	27	37.781.394	3.465.000	37.781.394	3.465.000
- In which: Interest expenses	23		37.781.394	3.465.000	37.781.394	3.465.000
8. Share of profit or loss in associates and joint ventures	24				0	0
9. Selling expenses	25	28a	5.637.565.040	5.439.338.152	14.133.029.381	9.884.374.022
10. General and administrative expenses	26	28b	6.193.615.913	5.450.711.498	14.958.553.984	12.397.344.343
11. Operating profit {30=20+(21-22)+24 - (25+26)}	30		1.718.946.519	1.866.346.751	5.823.663.790	3.903.177.892
12. Other income	31	29	264.200.220	603.299.686	452.663.266	632.978.970
13. Other expenses	32	30	2.473.756	50.531.805	73.331.181	52.353.686
14. Other profit (40=31-32)	40		261.726.464	552.767.881	379.332.085	580.625.284
15. Accounting profit before tax (50=30+40)	50		1.980.672.983	2.419.114.632	6.202.995.875	4.483.803.176
16. Current Corporate Income Tax Expense	51	31	237.632.527	475.408.211	808.538.120	698.241.197
17. Deferred Corporate Income Tax Expense	52			0	0	0
18. Profit after tax (60=50-51-52)	60		1.743.040.456	1.943.706.421	5.394.457.755	3.785.561.979
18.1 Profit after tax attributable to parent company's shareholders	61		1.647.211.337	1.832.854.292	5.154.081.877	3.490.300.321
18.2 Profit after tax attributable to non-controlling shareholders	62		95.829.119	110.852.129	240.375.878	295.261.658
19. Basic Earnings Per Share(*)	70	32	291	233	910	424
20. Diluted Earnings per Share	71	33	291	233	910	424

Preparer

Vo Thi Thanh Tuyen

In charge of Accountant

Vo Thi Ngoc Hoanh

Ho Chi Minh City, July 17, 2025

General Director



Nguyen Cong Dung

ENTERPRISE - CONSOLIDATED CASH FLOWS STATEMENT - INDIRECT METHOD - QUARTER Q2/2025

Item	Item Code	YEAR-TO-DATE 2025	YEAR-TO-DATE 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	6.202.995.875	4.483.803.176
2. Adjustments for			
- Depreciation and amortization	02	1.691.087.187	1.640.021.794
- Provisions	03	518.287.493	(696.805.131)
- Foreign exchange gain/loss from revaluation of monetary	04	(200.940)	(380.779)
- Gains, losses from investing activities	05	(771.907.608)	(447.031.799)
- Interest expenses	06	37.781.394	3.465.000
3. Operating before changes in working capital	08	7.678.043.401	4.983.072.261
- Increase, decrease in receivables	09	21.058.101.533	14.443.349.092
- Increase, decrease in inventories	10	(93.008.517.005)	(94.187.630.776)
- Increase, decrease in payables (Excluding interest payable, corporate income tax payable)	11	46.550.057.107	58.756.265.222
- Increase, decrease in prepaid expenses	12	852.847.666	95.297.871
- Interest paid	14	(37.781.394)	(2.425.500)
- Corporate income tax paid	15	(1.260.756.834)	(688.664.815)
- Other cash receipts from operating activities	16		23.000.000
- Other cash payments from operating activities	17	(11.216.070.000)	(2.649.140.281)
Net cash flows from operating activities	20	(29.384.075.526)	(19.226.876.926)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Cash paid for purchase, construction of fixed assets and other long-term assets	21	(1.985.321.818)	(969.089.832)
2. Cash received from liquidation, disposal of fixed assets and other long-term assets	22		
3. Cash paid for loans, purchase of debt instruments of other entities	23	(41.456.329)	(187.247.773)
4. Cash received from loan repayments, resale of debt instruments of other entities	24	-	-
5. Cash paid for Equity Investments in Other Entities	25	-	-
6. Cash received from recovery of Equity Investments in Other Entities	26	-	-
7. Cash received from interest on loans, dividends and shared profits	27	626.350.506	514.595.608
Net cash flows from investing activities	30	(1.400.427.641)	(641.741.997)
III. Cash flows from financing activities			
1. Cash received from issuance of shares, Owner's Contributed Capital	31	-	-
2. Cash paid for capital contributions to owners, repurchase of shares of issued shares by the enterprise	32	-	-
3. Cash received from short-term and long-term loans	33	-	1.149.750.000
4. Cash paid for principal loan repayment	34	-	-
5. Cash paid for finance lease liabilities	35	-	-
6. Dividends, profits paid to owners	36	(8.284.342.000)	(8.276.142.000)
Net cash flow from financing activities	40	(8.284.342.000)	(7.126.392.000)
Net cash flow during the period (50 = 20+30+40)	50	(39.068.845.167)	(26.995.010.923)
Cash and cash equivalents at beginning of period	60	49.920.474.727	35.648.745.177
Effect of changes in exchange rate on Foreign currency translation	61	200.940	380.779
Cash and cash equivalents at end of period (70 = 50+60+61)	70	10.851.830.500	8.654.115.033

Preparer

Vo Thi Thanh Tuyen

In charge of Accountant

Vo Thi Ngoc Hoanh

Ho Chi Minh City, July 17, 2025

General Director
CỔ PHẦN
SÁCH VÀ THIẾT BỊ
TRƯỜNG HỌC
THÀNH PHỐ
HỒ CHÍ MINH
QUẬN SÀI GÒN
NGUYỄN CONG DUNG

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Quarter 2/2025

1. Operating Characteristics

1.1 General Overview

Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (hereinafter referred to as the "Company") is a Joint Stock Company established from the equitization of a State-owned Enterprise (Book & Educational Equipment Company of Ho Chi Minh City) under Decision No. 6500/QD-UBND dated December 23, 2005 of the People's Committee of Ho Chi Minh City. The Company is an independent accounting unit, operating its business activities under the Business Registration Certificate

No. 4103004971 dated July 04, 2006 issued by the Department of Planning and Investment of Ho Chi Minh City, the Enterprise Law, the Company's Charter, and relevant current legal provisions. Since its establishment, the Company has amended its Business Registration Certificate 14 times with the latest amendment on April 29, 2025, with enterprise code 0301325347.

The Company has listed its ordinary shares on the Hanoi Stock Exchange since December 21, 2006 under Stock Trading Registration Certificate No. 63/TTGDHN – ĐKGD dated December 06, 2006, issued by the Hanoi Stock Exchange

with the stock symbol Book and Educational Equipment Joint Stock Company of Ho Chi Minh City.

1.2 Main business sector: manufacturing and trading

1.3 Business Lines

- Manufacturing and supplying school equipment and supplies
- Trading in textbooks; Trading in cabinets, tables, chairs, wooden products, children's toys (excluding toys harmful to the education of personality, children's health, or affecting social order and safety), sports equipment (excluding trading in sports firearms and ammunition, and rudimentary weapons);
- Printing student textbooks and school publications; Printing labels and packaging;
- Manufacturing cabinets, tables, chairs, wooden products (excluding wood processing, forging, casting, metal rolling, stamping, forming, welding, painting; electroplating; waste recycling at the head office);
- Manufacturing children's toys;
- Video film production;
- Trading in chemicals (excluding highly toxic chemicals);
- Trading in audio-visual equipment, computers, peripherals, computer software;
- Primary, junior high, and high school education;
- Vocational training;
- Office leasing;
- Preschool education

1.4 Enterprise Structure

The Company has 1 Company's subsidiaries and 3 directly affiliated units:

- Company's subsidiaries: An Dong Education Joint Stock Company
- Directly affiliated units:
 - Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City - Educational Supplies Enterprise;
 - Branch of Book and Educational Equipment Joint Stock Company of Ho Chi Minh City (At Song Than 3 Industrial Park - Binh Duong)
 - Branch of Ho Chi Minh City School Book and Equipment Joint Stock Company (At 104/5 Mai Thi Luu, Da Kao; District 1, Ho Chi Minh City).

2. Accounting period, currency unit used in accounting

The annual accounting period begins on January 01 and ends on December 31 annually.

Financial statements and accounting transactions are prepared and recorded in Vietnamese Dong (VND).

3. Applied accounting standards and regime

The Company applies the Vietnamese Accounting Regime, issued under Circulars 200/2014/TT-BTC and 202/2014/TT-BTC (December 22, 2014)

related amendments and supplements and the system of Vietnamese Accounting Standards issued by the Ministry of Finance.

Applied accounting method: Journal voucher.

4. Summary of key accounting policies:

4.1 *Cash and Cash equivalents:*

Cash includes: cash on hand, cash in bank, and cash in transit.

Cash equivalents are short-term investments with a recovery or maturity period not exceeding 3

months from the acquisition date, readily convertible into a known amount of cash and subject to insignificant risk of changes in value.

4.2 *Foreign currency transactions*

The recognition, measurement, and treatment of exchange rate differences are performed in accordance with the guidance of Circular No.

Circular No. 179/2012/TT-BTC dated October 24, 2012 of the Ministry of Finance. Accordingly, for the settlement of monetary items

denominated in foreign currency arising during the accounting period, the actual exchange rate at the transaction date is applied of the commercial bank where the enterprise conducts transactions; for the revaluation of foreign currency ending balances at the accounting period end, the buying exchange rate announced by the commercial bank where the enterprise maintains its account is applied at the time of reporting.

Foreign exchange differences arising during the period and from the revaluation of ending balances are recognized in the results of operating activities during the period.

4.3 *Receivables*

Receivables are presented in the financial statements at the carrying amount of customer receivables and other receivables.

The provision for doubtful receivables represents the estimated loss allowance due to receivables not being paid by customers arising from the outstanding receivables at the end of the accounting period. The establishment of the provision is carried out in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019, of the Ministry of Finance.

4.4 *Inventories:*

Inventories are recognized at the lower of cost and net realisable value. The cost of inventories includes purchase costs, conversion costs, and other directly attributable costs incurred to bring

the inventories to their present location and condition. Net realisable value is the estimated selling price less the estimated costs to complete the inventories and the estimated costs necessary to make the sale.

The cost of inventories is calculated using the weighted-average method and accounted for under the perpetual inventory method.

Provision for Inventory Devaluation is made when the net realisable value of inventories is lower than

cost. The establishment of the provision is carried out in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019 of the Ministry of Finance.

4.5 *Financial Investments:*

Held-to-maturity investments are term deposits recognized at carrying amount after revaluation, and the loss allowance is directly reduced from the carrying amount of the investment.

Investments in subsidiary, associate, joint venture, and other financial investments are recognized at cost.

Provision for devaluation of securities investments is made for the Company's investment securities that have decreased in value at the end of the accounting period.

Loss allowance for investments is made for capital invested by the Company in other economic organizations if these organizations incur losses at the end of the accounting period (except for planned losses that were determined in the business plan prior to the investment).

The establishment of the provision is carried out in accordance with Circular No. 48/2019/TT-BTC dated August 08, 2019, and Circular No. 89/2013/TT-BTC dated June 28, 2013, of the Ministry of Finance.

4.6 Tangible fixed assets

Cost

Tangible fixed assets are reflected at cost less accumulated depreciation (amortization).

Cost includes the purchase price and all expenses incurred by the Company to acquire the fixed asset up to the point when the fixed asset is ready for its intended use. Subsequent expenditures after initial recognition are only capitalized to the cost of the fixed asset if these expenditures are certain to increase future economic benefits from the use of that asset. Expenditures that do not meet the above conditions are recognized as expenses in the period.

Depreciation (amortization)

Depreciation (amortisation) is calculated using the straight-line method based on the estimated useful life of the asset. The depreciation (amortisation) rate

is in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Ministry of Finance.

<u>Asset type</u>	<u>Amortisation (depreciation) period (years)</u>
Building & architectonic model	5 – 44
Equipment & machine	5 – 7
Transportation & transmit instrument	6 – 10
Instruments & tools for management	3 – 5

4.7 Intangible fixed assets

Land use rights

Intangible fixed assets are land use rights, including:

- + Land use rights allocated by the state with land use fees or acquired through transfer of land use rights legally (including definite-term land use rights, indefinite-term land use rights).
- + Land use rights leased before the effective date of the 2003 Land Law for which land lease payments have been made for the entire

lease term or for which land lease payments have been prepaid for many years, and the remaining prepaid lease term is at least 05 years and a certificate of land use rights has been issued by the competent authority.

The cost of fixed assets being land use rights is determined as the total amount spent to acquire legal land use rights plus expenses for site clearance compensation, site leveling, and registration fees (excluding expenses for constructing structures on the land); or the value of land use rights received as capital contribution.

Indefinite-term land use rights are not subject to amortisation.

Other intangible fixed assets

Other intangible fixed assets are recognized at cost less accumulated amortisation.

Amortisation of other intangible fixed assets is calculated using the straight-line method based on the estimated useful life of the asset. The amortisation percentage is in accordance with Circular 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance,

<u>Asset type</u>	<u>Amortisation period (years)</u>
Software	3

4.8 Recognition of prepaid expenses

Long-term prepaid expenses reflect actual expenses incurred that relate to the results of production and

business activities over multiple accounting periods. Long-term prepaid expenses are allocated over the period during which economic benefits are expected to be generated.

4.9 Payables and accrued expenses

Payables and accrued expenses are recognized for amounts payable in the future related to goods and services received, regardless of whether the Company has received an invoice from the supplier.

4.1 Distribution of Profit after tax

Profit after tax, after appropriation to funds in accordance with the Company's Charter, is distributed to shareholders according to the Resolution of the General Meeting of Shareholders.

4.1 Principles for recognizing sales revenue, financial income

- Revenue from sales of goods and services is recognized when economic benefits are probable and can be reliably measured, and the following conditions are met:
- Sales revenue is recognized when significant risks and rewards of ownership of the goods have been transferred

to the buyer, and there is no significant remaining uncertainty regarding the parties' decision on the selling price or the ability to return goods

- Revenue from services rendered is recognized when the service has been completed. If the service is performed

over multiple accounting periods, revenue for each period is determined based on the Percentage of completion of the service at the financial year-end date

- Financial income is recognized when the revenue can be reliably measured and it is probable that the economic benefits associated with the transaction will flow to the entity
- Interest income is recognized on a time-proportion basis using the effective interest rate.

- Dividends and distributed profits are recognized when shareholders are entitled to receive dividends or contributing parties are entitled to receive profits from their capital contributions

4.1 Corporate income tax

Corporate income tax expense for the period comprises current tax and deferred tax.

Current tax is the amount of tax calculated based on the taxable income for the period using the tax rate effective at the end of the accounting period Date. Taxable income differs from accounting profit due to adjustments for

temporary differences between tax and accounting, as well as adjustments for non-taxable income and non-deductible expenses, or non-deductible.

Deferred tax is recognized for temporary differences at the end of the accounting period date between the tax base of assets and liability and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognized for all temporary differences. Deferred tax assets are recognized only when it is probable that future taxable profit will be available against which the deductible temporary differences

can be utilized. The carrying amount of deferred tax is determined using the tax rates expected to apply to the year when the assets are realized or the liability is settled, based on tax rates enacted or substantively enacted at the end of the accounting year.

The carrying amount of deferred corporate income tax assets must be reviewed at the end of each accounting period date

and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or all of the deferred tax assets to be utilized.

4.1. Tax policies and fees payable to the State Budget currently implemented by the company

· Value Added Tax

Textbooks and reference books that supplement textbooks are exempt from tax, while other types of books, office equipment, and school supplies are subject to tax rates as per current regulations.

· Corporate income tax

A corporate income tax rate of 10% is applied throughout the operating period to the portion of income earned by the enterprise in the Socialization sector (production and supply of school equipment, teaching aids)

This incentive is implemented according to Official Letter No. 1294/TCTC-CS of the General Department of Taxation dated April 15, 2011, regarding the response to

Official Letter No. 245/STB-10 dated December 29, 2010, from Book and Educational Equipment JSC of Ho Chi Minh City
A corporate income tax rate of 20% is applied to other activities.

· Other taxes and fees payable as per current regulations.

4.1. Financial instruments:

Initial recognition

Financial assets

At the date of initial recognition, financial assets are recognized at cost plus directly related transaction costs to the acquisition of such financial assets. The Company's financial assets include: cash, short-term deposits financial investments, accounts receivable from customers, other receivables, and other financial assets.

Financial liabilities

At the date of initial recognition, financial liabilities are recognized at cost plus directly related transaction costs to the issuance of such financial liabilities. The Company's financial liabilities include loans payable to suppliers, accruals, and other payables.

Subsequent revaluation after initial recognition

Currently, there are no regulations on the revaluation of financial instruments after initial recognition

4.1. Related parties

Parties are considered related if one party has the ability (directly or indirectly) to control or have significant influence over the other party in making decisions regarding financial and operating policies.

A related party relationship also arises between 02 companies under the joint control of a group or between 02 companies both subject to significant influence by an individual (who is a shareholder/group of shareholders/leader).

Additional information for items presented in the Balance Sheet.

5. Cash	June 30, 2025 VND	January 01, 2025 VND
Cash on hand	86.841.495	413.913.721
Cash in banks	9.933.007.212	5.663.462.909
Cash equivalents	831.981.793	43.843.098.097
Total	10.851.830.500	49.920.474.727
6. Accounts receivable from customers:	June 30, 2025 VND	January 01, 2025 VND
a. Account receivable from customers		
+ South Book and Educational Equipment Joint Stock Company	3.323.190.327	530.095.538
+ Other parties	15.970.228.033	38.815.642.031
Total	19.293.418.360	39.345.737.569
	June 30, 2025 VND	January 01, 2025 VND
b. Accounts receivable from related parties		
+ South Book and Educational Equipment Joint Stock Company	3.323.190.327	530.095.538
+ Central Book and Educational Equipment Joint Stock Company	625.233.603	583.759.534
+ Cuu Long Book and Educational Equipment Joint Stock Company	292.513.980	177.266.453
+ Hanoi Education Development and Investment Joint Stock Company	43.784.999	0
+ Education Technology High School Development and Investment Joint Stock Company	260.260	14.185.387
7. Advances to suppliers	June 30, 2025 VND	January 01, 2025 VND
a. Advances to suppliers		
+ HUNG PHUOC CONSTRUCTION DEVELOPMENT JOINT STOCK COMPANY	224.787.029	
+ PHU THIEN CONSTRUCTION DESIGN - SURVEY COMPANY LIMITED	79.073.280	79.073.280
+ NGUYEN QUANG SAI GON AUTO COMPANY LIMITED	50.000.000	0
+ LE NGOC VY PRODUCTION AND TRADING COMPANY LIMITED	47.205.615	
+ Other entities	111.342.387	108.978.329
Total	512.408.311	188.051.609

b. Prepayments to related party vendors		June 30, 2025	January 01, 2025
		VND	VND
8. Other short-term receivables:		June 30, 2025	January 01, 2025
		VND	VND
Accrued interest		397.789.698	244.427.068
Advances		244.787.798	163.838.114
Short-term Mortgages, deposits, collateral		24.333.049	14.333.049
Social insurance tax receivables		7.720.660	
Other receivables		388.897.654	36.984.161
Total		1.063.528.859	459.582.392
9. Provision for bad receivables:		June 30, 2025	January 01, 2025
		VND	VND
Receivables overdue for 3 years or more		(798.731.338)	(718.072.777)
Receivables overdue for 2 years to less than 3 years		(429.564.095)	(64.669.193)
Receivables overdue for 1 year to less than 2 years			(306.831.497)
Total		(1.228.295.433)	(1.089.573.467)
10. Inventories		June 30, 2025	January 01, 2025
		Original cost (VND)	Original cost (VND)
- Raw materials	8.238.824.132	(510.300.393)	9.193.256.213
- Work-in-progress production-business costs	2.932.788.890		3.241.849.131
- Finished goods	12.090.907.541	(1.465.078.645)	11.500.719.181
- Goods	142.635.481.601	(1.658.874.101)	48.953.660.634
Total	165.898.002.164	(3.634.253.139)	72.889.485.159
11. Prepaid expenses		June 30, 2025	January 01, 2025
a. Short-term		VND	VND
Tools and instruments costs awaiting allocation		5.562.918	47.164.397
Extracurricular expenses (An Dong)		0	300.499.999
Insurance expenses (An Dong)		49.090.860	113.660.820
Repair expenses (An Dong)		38.635.087	53.460.577
Binh Duong repair expenses		38.233.320	76.098.253
122 PVT Binh Thanh repair expenses		0	8.996.858
Other prepaid expenses		373.634.540	454.358.288
Total		505.156.725	1.054.239.192
b. Long-term		June 30, 2025	January 01, 2025
		VND	VND
Tools and equipment awaiting allocation		360.886.818	418.301.580
Allocation expenses at 104/5 Mai Thi Luu		1.627.815.316	1.654.070.404
Binh Duong repairs		486.375.998	648.501.332
Repair expenses awaiting allocation (An Dong)		62.370.000	26.315.713
Prepaid land lease expenses at Song Than Industrial Park - Binh Duong(*)		5.966.913.543	6.061.626.459
Other expenses		457.829.254	457.140.640
Total		8.962.190.929	9.265.956.128

(*) Leased 20,606 m2 of land at Song Than Industrial Park, Binh Duong with a lease term from December 26, 2006 to December 31, 2055.

12. Increase, decrease in fixed assets

a. Increase, decrease in tangible fixed assets

Item	Building & architectonic model architectonic model VND	Machinery equipment VND	Vehicles transportation VND	Equipment tools management VND	Total VND
Cost					
Beginning balance	46.475.522.384	13.861.029.179	12.149.175.195	2.334.389.991	74.820.116.749
Increase during the year			1.435.817.818		1.435.817.818
Liquidation, disposal					-
Balance as of June 30	<u>46.475.522.384</u>	<u>13.861.029.179</u>	<u>13.584.993.013</u>	<u>2.334.389.991</u>	<u>76.255.934.567</u>
Depreciation					
Beginning balance	21.679.975.545	12.959.298.359	10.106.981.098	1.709.125.845	46.455.380.847
Increase during the year	611.296.769	380.419.805	410.459.214	85.801.722	1.487.977.510
Liquidation, disposal	-	-	-	-	-
Balance as of June 30	<u>22.291.272.314</u>	<u>13.339.718.164</u>	<u>10.517.440.312</u>	<u>1.794.927.567</u>	<u>47.943.358.357</u>
carrying amount					
Beginning balance	24.795.546.839	901.730.820	2.042.194.097	625.264.146	28.364.735.902
Balance as of June 30	<u>24.184.250.070</u>	<u>521.311.015</u>	<u>3.067.552.701</u>	<u>539.462.424</u>	<u>28.312.576.210</u>

The cost of fully depreciated fixed assets still in use as of June 30, 2025 is: 24.787.724.107 VND.

b. Increase, decrease in intangible fixed assets

	Software Website VND	Software Bravo VND	Total VND
Cost			
January 01, 2025 balance	30.000.000	666.540.000	696.540.000
Increase during the year		1.373.760.000	1.373.760.000
Balance as of June 30, 2025	<u>30.000.000</u>	<u>2.040.300.000</u>	<u>2.070.300.000</u>
Amortisation			
January 01, 2025 balance	30.000.000	666.540.000	696.540.000
Amortisation (depreciation) during the period		203.109.677	203.109.677
Balance as of June 30, 2025	<u>30.000.000</u>	<u>869.649.677</u>	<u>899.649.677</u>
Carrying amount			
January 01, 2025 balance	0	0	0
Balance as of June 30, 2025	<u>0</u>	<u>1.170.650.323</u>	<u>1.170.650.323</u>

The cost of fully amortised (depreciated) intangible fixed assets still in use as of June 30, 2025 is: 696,540,000 VNI

13. Long-term construction in progress

	June 30, 2025 VND	January 01, 2025 VND
Bravo Software	0	1.099.008.000
Legal advice 223 Nguyen Tri Phuong	700.000.000	700.000.000
Total	<u>700.000.000</u>	<u>1.799.008.000</u>

14. Financial Investments

	June 30, 2025		January 01, 2025	
a. <i>Held-to-maturity investments</i>	Original Cost	Book Value	Original Cost	Book Value
- Term deposits over 3 months	13.004.861.395		12.963.405.066	
	<u>13.004.861.395</u>		<u>12.963.405.066</u>	
b. <i>Equity Investments in Other Entities</i>	Original Cost	Provision	Original Cost	Provision
- Gia Dinh Educational Publishing Services Joint Stock Company (4.77%)	490.000.000		490.000.000	
	<u>490.000.000</u>		<u>490.000.000</u>	

- These shares are not yet listed on The Stock Exchange, and the Company also does not have a reliable source of reliable reference data on the market price of these shares at year-end. The General Director
The Company also assessed that the recorded value of these investments is reasonable.
Therefore, the value of the invested shares is recognized at original cost and no provision is made.

15. Payables to Suppliers		June 30, 2025	January 01, 2025	
a. Current		VND	VND	
+ Phuong Nam Education Investment and Development Joint Stock Company		77.509.618.409		
+ Other entities		14.829.106.727	30.804.214.949	
Total		92.338.725.136	30.804.214.949	
		30/06/2025	01/01/2025	
b. Payables to related party suppliers		VND	VND	
+ Education Publishing House in Ho Chi Minh City			1.023.220.879	
+ Phuong Nam Education Investment and Development Company		77.509.618.409		
16. Advances from customers		June 30, 2025	January 01, 2025	
a. Current		VND	VND	
+ Other parties		5.215.371.019	493.987.738	
		5.215.371.019	493.987.738	
		30/06/2025	01/01/2025	
b. Advances from related party customers		VND	VND	
17. Taxes and amounts payables to the State budget				
	01/01/2025	Amount payable	paid	30/06/2025
	Beginning balance	during the period	during the period	Ending balance
VAT	1.364.182.021	1.252.071.594	2.515.740.197	100.513.418
VAT - Parent company	1.327.449.315	1.226.969.383	2.473.902.904	80.515.794
VAT - Company's subsidiaries	36.732.706	25.102.211	41.837.293	19.997.624
Corporate Income Tax	448.083.533	808.538.120	1.260.756.834	(4.135.181)
CIT - Parent company	392.930.521	729.803.605	1.156.530.776	(33.796.650)
CIT - Parent company in Ho Chi Minh City	277.799.275	729.803.605	1.041.399.530	(33.796.650)
CIT - Parent company in Binh Duong	115.131.246	-	115.131.246	
CIT - Company's subsidiaries	55.153.012	78.734.515	104.226.058	29.661.469
Personal Income Tax	417.615.297	3.524.299.693	3.866.244.581	75.670.409
Personal Income Tax - Parent company	417.615.297	3.177.118.908	3.586.508.545	8.225.660
Personal Income Tax - Parent company in Ho Chi Minh City	369.098.103	2.067.143.207	2.428.015.650	8.225.660
Personal Income Tax - Parent company in Binh Duong	48.517.194	1.109.975.701	1.158.492.895	-
Personal Income Tax - Company's subsidiaries	0	347.180.785	279.736.036	67.444.749
Property tax and land rental fees	(2.114.070.817)	6.970.844.175	5.182.315.784	(325.542.426)
Other taxes	(2.000.000)	10.000.000	10.000.000	(2.000.000)
Total	113.810.034	12.565.753.582	12.835.057.396	(155.493.780)
The Company's tax reports are subject to inspection by the Tax Authority; the tax amounts presented in these financial reports may change according to the Tax Authority's decision.				
18. Accrued expenses:		June 30, 2025	January 01, 2025	
Current		VND	VND	
- Accrued selling expenses		122.537.179	781.576.389	
- Other accrued expenses		40.096.944	132.424.201	
Total		162.634.123	914.000.590	
19. Other Short-term payables		June 30, 2025	January 01, 2025	
		VND	VND	
- Trade Union fees		5.668.060	8.500.830	
- Short-term deposits received		158.500.000	171.500.000	
- Dividends payable		15.337.557	22.137.557	
- Remuneration payable to Board of Directors and Board of Supervisors		475.862.100	690.904.500	
- Other payables		123.110.563	199.385.324	
Total		778.478.280	1.092.428.211	

20. Loans and finance lease liabilities	January 01, 2025			June 30, 2025
Short-term loans	Beginning balance	Increase during the period	Decrease during the period	Ending balance
- Vietnam Joint Stock Commercial Bank for Industry and Trade, Branch 5		9.095.708.637	9.095.708.637	-
Total	-	9.095.708.637	9.095.708.637	-

21. Owners's equity

a. Reconciliation table of changes in owners's equity

	Investment capital of owners VND	Other capital of owners VND	Investment fund development VND		
Balance January 01, 2024	56.655.300.000	6.538.767.315	48.155.058.205		
Increase during the year			2.262.907.451		
Balance December 31, 2024	56.655.300.000	6.538.767.315	50.417.965.656		
Balance January 01, 2025	56.655.300.000	6.538.767.315	50.417.965.656		
Increase during the year			0		
Balance June 30, 2025	56.655.300.000	6.538.767.315	50.417.965.656		
	Share premium VND	Treasury shares VND	Difference exchange rate VND	Profit after tax undistributed VND	Total VND
Balance January 01, 2024	13.761.696.224	-	-	8.318.142.000	133.428.963.744
Increase during the year				14.315.710.348	16.578.617.799
Decrease during the year				14.315.710.348	14.315.710.348
Balance December 31, 2024	13.761.696.224	-	-	8.318.142.000	135.691.871.195
Balance January 01, 2025	13.761.696.224	0	0	8.318.142.000	135.691.871.195
Increase during the year				5.154.081.877	5.154.081.877
Decrease during the year				7.931.742.000	7.931.742.000
Balance June 30, 2025	13.761.696.224	0	0	5.540.481.877	132.914.211.072

b. Details of owners' investment capital

	June 30, 2025 Total VND	January 01, 2025 Total VND
Investment capital of Vietnam Education Publishing House	29.767.680.000	29.767.680.000
Capital contributions from other shareholders	26.887.620.000	26.887.620.000
Total	56.655.300.000	56.655.300.000

c. Shares

	June 30, 2025	January 01, 2025
- Number of shares sold to the public	5.665.530	5.665.530
+ Ordinary shares	5.665.530	5.665.530
- Number of outstanding shares	5.665.530	5.665.530
+ Ordinary shares	5.665.530	5.665.530

* Par value of outstanding shares: 10,000 VND

d. Undistributed profit after tax

	Q2 2025 VND	Q2 2024 VND
Undistributed profit after tax up to prior year-end	11.825.012.540	9.975.588.029
Profit after tax attributable to Parent company shareholders	1.647.211.337	1.832.854.292
Distribution of prior year's profit	7.931.742.000	7.931.742.000
- Distribution of dividends	7.931.742.000	7.931.742.000
Current year profit distribution		0
Retained earnings	5.540.481.877	3.876.700.321

22. Off-balance sheet items

Item	June 30, 2025	January 01, 2025
- Foreign currency (USD)	324,62	324,62

23. Total revenue from sales of goods and services (Code 01)	Q2 2025	Q2 2024
a. Revenue	VND	VND
+ Revenue from sales of books and printed products	23.335.084.116	34.204.962.581
+ Revenue from educational equipment	36.436.307.266	33.688.802.639
+ Revenue from teaching activities	6.454.074.249	7.125.662.913
+ Other revenue	625.515.528	608.026.513
	<u>66.850.981.159</u>	<u>75.627.454.646</u>
24. Revenue deductions (Code 02)	Q2 2025	Q2 2024
+ Sale returns: books and printed products		444.000
+ Sale returns: Educational equipment	3.578.391	2.406.667
	<u>3.578.391</u>	<u>2.850.667</u>
Net revenue from sales of goods and services (code 10)	<u>66.847.402.768</u>	<u>75.624.603.979</u>
25. Costs of goods sold (Code 11)	Q2 2025	Q2 2024
	VND	VND
+ Costs of goods sold for books and printed products	21.477.511.740	31.569.905.171
+ Costs of goods sold for educational equipment	26.793.114.982	25.406.416.719
+ Costs of goods sold for teaching activities	4.624.869.010	5.259.015.715
+ Other costs of goods sold	547.481.939	1.437.900.889
+ Provision for Inventory Devaluation	379.565.527	(491.548.702)
Total	<u>53.822.543.198</u>	<u>63.181.689.792</u>
26. Financial income (Code 21)	Q2 2025	Q2 2024
	VND	VND
- Interest on deposits, interest on advances under contract	496.031.849	245.128.242
- Dividends received	58.800.000	63.700.000
- Early payment discounts received	8.016.507	7.738.193
- Exchange difference at period-end	200.940	380.779
	<u>563.049.296</u>	<u>316.947.214</u>
27. Financial expenses (Code 22)	Q2 2025	Q2 2024
	VND	VND
- Bank loan interest, interest on deferred purchases	37.781.394	3.465.000
Total	<u>37.781.394</u>	<u>3.465.000</u>
28. Costs to sell and General and administrative expenses	Q2 2025	Q2 2024
a. Costs to sell incurred during the period	VND	VND
- Salaries, salary-related deductions	1.986.454.149	2.358.170.817
- Depreciation (amortisation) of Fixed Assets	100.153.734	104.689.417
- Transport costs	908.591.869	825.396.036
- Land lease payments	1.648.850.832	1.334.102.262
- Other items	993.514.456	816.979.620
	<u>5.637.565.040</u>	<u>5.439.338.152</u>
b. General and administrative expenses incurred during the period	Q2 2025	Q2 2024
- Salaries, salary-related deductions	2.348.868.879	3.214.974.210
- Depreciation (amortisation) of Fixed Assets	399.336.447	261.340.798
- Land lease payments	816.694.086	(43.433.304)
- Other items	2.628.716.501	2.017.829.794
	<u>6.193.615.913</u>	<u>5.450.711.498</u>

29. Other income (Code 31)		Q2 2025	Q2 2024
		VND	VND
- Handling of inventory count differences		6.069.074	36.994.799
- Lease of premises		241.181.820	418.727.279
- Other income		16.949.326	147.577.608
Total		264.200.220	603.299.686
30. Other expenses (Code 32)		Q2 2025	Q2 2024
		VND	VND
- Other costs		2.473.756	50.531.805
Total		2.473.756	50.531.805
31. Current Corporate Income Tax Expense (Code 51)		Q2 2025	Q2 2024
		VND	VND
Total accounting profit before tax		1.980.672.983	2.419.114.632
- Other operating profit with tax incentives for socialized activities		1.576.151.909	697.789.256
- Other operating profit not eligible for tax incentives		404.521.074	1.721.325.376
Adjustments to taxable income		5.347.310	61.960.763
- Upward adjustments		64.348.250	126.041.542
+ Non-deductible expenses		64.348.250	126.041.542
- Downward adjustments		59.000.940	64.080.779
+ Dividends and distributed profits		58.800.000	63.700.000
+ Year-end exchange rate differences		200.940	380.779
Total taxable income		1.986.020.293	2.481.075.395
- Taxable income from production-business activities for socialized sectors		1.595.715.308	726.017.234
- Taxable income from other activities not eligible for tax incentives		390.304.985	1.755.058.161
Corporate Income Tax		237.632.527	422.367.425
- Production-business activities for socialized sectors		159.571.531	73.847.653
- Other activities not eligible for tax incentives		78.060.996	348.519.772
Current Corporate Income Tax Expense for the period		237.632.527	422.367.425
Current Corporate Income Tax Expense adjusted for prior year			53.040.786
Current Corporate Income Tax Expense		237.632.527	475.408.211
32. Basic Earnings Per Share		Q2 2025	Q2 2024
		VND	VND
- Accounting profit after corporate income tax		1.647.211.337	1.832.854.292
- Adjustments increasing or decreasing accounting profit		-	(514.105.793)
+ Decreasing adjustments		-	514.105.793
+ Increasing adjustments		-	-
- Profit or loss attributable to ordinary share holders		1.647.211.337	1.318.748.499
- Average ordinary shares outstanding during the period		5.665.530	5.665.530
Basic Earnings Per Share		291	233
33. Diluted Earnings per Share		Q2 2025	Q2 2024
		VND	VND
- Accounting profit after corporate income tax		1.647.211.337	1.832.854.292
- Adjustments increasing or decreasing accounting profit		-	(514.105.793)
- Profit or loss attributable to ordinary share holders		1.647.211.337	1.318.748.499
- Average ordinary shares outstanding during the period		5.665.530	5.665.530
Diluted Earnings per Share		291	233

34. Information on related parties

a. Information on related parties

	Relationship
Vietnam Education Publishing House Co., Ltd	Parent company
Education Publishing House in Ho Chi Minh City	Subsidiary of the Parent company
South Books and Educational Equipment Joint Stock Company	Common Parent company
Educational Material JSC	Common Parent company
Phuong Nam Education Investment and Development Joint Stock Company	Common investment company
Central Book and Educational Equipment Joint Stock Company	Common Parent company
Cuu Long Book and Educational Equipment Joint Stock Company	Common Parent company
Hanoi Education Development and Investment Joint Stock Company	Common investment company
Education Technology High School Development and Investment JSC	Common Parent company

b. Material transactions of the Company with related parties during the financial year include

Related company	Transaction Content	Q2 2025 VND	Q2 2024 VND
Sales			
Education Publishing House in Ho Chi Minh City	Books, equipment, etc.	26.094.330	12.854.078
South Books and Educational Equipment Joint Stock Company	Books, equipment, etc.	5.460.736.769	6.033.931.572
Educational Material JSC	Equipment, etc.	10.290.340	8.460.485
Phuong Nam Education Investment and Development Joint Stock Company	Books, equipment, discs, payment	6.576.350.469	8.798.381.032
Central Book and Educational Equipment Joint Stock Company	Equipment	674.634.492	816.228.501
Cuu Long Book and Educational Equipment Joint Stock Company	Equipment	347.225.307	407.677.629
Hanoi Education Development and Investment Joint Stock Company	Equipment	101.933.331	130.533.331
Education Technology High School Development and Investment JSC	Equipment		24.979.860
Purchases			
Education Publishing House in Ho Chi Minh City	Management fees, stamps		17.800.000
South Books and Educational Equipment Joint Stock Company	Textbooks, reference books, etc.	34.666.400	65.122.240
Phuong Nam Education Investment and Development Joint Stock Company	Textbooks, exercise books, reference books, etc.	104.272.653.147	126.165.007.330

35. Risk Management

a. Capital Risk Management

Through capital management, the Company reviews and decides to maintain appropriate balances of capital and liabilities in each period to ensure continuous operations and maximize shareholder benefits.

b. Financial Risk Management

Financial risk includes market risk (comprising exchange rate risk, interest rate risk, commodity price risk), credit risk and liquidity risk.

Market Risk Management: The Company's business operations are primarily exposed to risk from significant fluctuations

in exchange rates, interest rates, and prices.

Exchange Rate Risk Management

The Company rarely incurs foreign currency-denominated transactions. The primary foreign currency transaction at the Company is debt payment due to equipment imports. The Board of Management assesses that the Company is minimally exposed to risk from exchange rate fluctuations. To manage exchange rate risk, the Company maintains measures such as optimizing debt payment terms, selecting appropriate times for purchasing and settling foreign currency amounts, and forecasting future foreign currency exchange rates.

The carrying amount of financial assets and financial liabilities denominated in foreign currency at the end of the period is as follows:

	June 30, 2025 USD	January 01, 2025 USD
Financial assets (bank deposits)	324,62	324,62

Interest Rate Risk Management

The Company's interest rate risk primarily arises from signed loans. To mitigate this risk, the Company has estimated the impact of interest expenses on business results for each period, as well as analyzed and forecasted to select appropriate debt repayment times. The Board of Management believes that the Company's risk from unexpected interest rate fluctuations is low.

Price Risk Management

The Company primarily purchases raw materials from domestic suppliers for its production and business operations and therefore is exposed to risk from changes in the price of raw material inputs. To mitigate this risk, the Company has implemented a policy of signing master contracts with traditional suppliers while diversifying its supply sources.

Credit Risk Management

The Company's customers are mostly domestic enterprises operating in the education sector, especially companies within the Vietnam Education Publishing House group and schools whose primary other fund comes from the State budget. Therefore, The Board of Management assesses the Company's credit risk with customers as low. To manage credit risk, the Company maintains a policy of receiving customer deposits immediately after signing the contract or requiring customers to pay before receiving goods.

Liquidity Risk Management

To manage liquidity risk and meet current and future capital needs and financial obligations the Company regularly monitors and maintains sufficient cash reserves, optimizes idle cash flows, and utilizes receive credit from customers and partners, proactively control due and soon-to-be-due debts in relation to due assets and potential revenue sources generated during that period,...

Summary of the Company's financial liabilities by payment term as follows

June 30, 2025	Within 1 year	Over 1 year	Total
Payables to Suppliers	92.338.725.136		92.338.725.136
Accruals	162.634.123		162.634.123
Other payables	772.810.220		772.810.220
Total	93.274.169.479	0	93.274.169.479
January 01, 2025	Within 1 year	Over 1 year	Total
Payables to Suppliers	30.804.214.949		30.804.214.949
Accruals	914.000.590		914.000.590
Other payables	1.083.927.381		1.083.927.381
Total	32.802.142.920	0	32.802.142.920

Currently, The Board of Management assesses that the Company's liquidity risk in the short term is controllable and believes that the Company can generate sufficient cash flows to meet its financial obligations when due.

Summary of existing financial assets at the Company are presented on a net asset basis as follows

June 30, 2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	10.851.830.500	0	10.851.830.500
Receivables from customers	18.065.122.927	0	18.065.122.927
Financial investments	13.004.861.395	490.000.000	13.494.861.395
Other receivables	811.020.401	19.318.596	830.338.997
Total	42.732.835.223	509.318.596	43.242.153.819
January 01, 2025	Within 1 year	Over 1 year	Total
Cash and cash equivalents	49.920.474.727	0	49.920.474.727
Receivables from customers	38.256.164.102	0	38.256.164.102
Financial investments	12.963.405.066	490.000.000	13.453.405.066
Other receivables	295.744.278	19.318.596	315.062.874
Total	101.435.788.173	509.318.596	101.945.106.769

36. Operating lease commitments

As of June 30, 2025, the Company has the following operating lease commitments:

- Land Lease Contract No. 2490/HD-TNMT-QLSDD dated March 24, 2016 with the Department of Natural Resources and Environment
Ho Chi Minh City regarding the lease of 2,182.4 square meters of land at 104/5 Mai Thi Luu, Da Kao Ward, District 1, Ho Chi Minh City;
lease term: 50 years; annual land rent payment;
- Land Lease Contract No. 31/HDTD/ST3 dated December 26, 2006 regarding the lease of 20,606 square meters of land in Song Than Industrial Park, Binh Duong with a lease term from December 26, 2006 to December 31, 2055;
- Land Lease Contract No. 5109/HD-TNMT-DKKTD dated June 26, 2008 with the Department of Natural Resources and Environment, Ho Chi Minh regarding the lease of 1,649 square meters of land at 122 Phan Van Tri, Ward 12, Binh Thanh District, Ho Chi Minh City to construct a carpentry workshop – now the Educational Supplies Enterprise and business store; annual land rent payment.
- Land lease contract No. 6170/HD-TNMT-DKKTD dated August 21, 2009 with Ho Chi Minh City Department of Land Administration regarding leasing 2,875 m2 of land at 223 Nguyen Tri Phuong, Ward 9, District 5, Ho Chi Minh City for use as an office, office for lease, business store, and product showroom; lease term: 50 years; land rent paid annually.
- Land lease contract No. 8651/HD-TNMT-DKKTD dated November 27, 2009 with Ho Chi Minh City Department of Natural Resources and Environment regarding leasing 1,423 m2 of land at 780 Nguyen Kiem, Ward 4, Phu Nhuan District, Ho Chi Minh City for constructing a mechanical and electrostatic painting workshop (which was the School Equipment Enterprise, now relocated to Song Than Industrial Park currently this land area is being used as a business store); land rent paid annually.

37. Comparative figures

Comparative figures on the balance sheet are the figures on the Consolidated Financial Statements for the fiscal year ended December 31, 2024 and comparative figures on the Income Statement, Cash Flow Statement are the figures on the Consolidated Financial Statements for the accounting period of the second quarter of 2024.

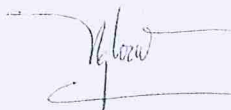
Ho Chi Minh City, July 17, 2025

Preparer



Vo Thi Thanh Tuyen

In charge of Accountant



Vo Thi Ngoc Hoanh

General Director



Nguyen Cong Dung